



Town of Merrimack, New Hampshire

Community Development Department

6 Baboosic Lake Road

Town Hall - Lower level - East Wing

Planning - Zoning - Economic Development - Conservation

603 424-3531

Fax 603 424-1408

www.merrimacknh.gov

MEMORANDUM

Date: March 30, 2016

To: Robert Best, Chairman, & Members, Planning Board

From: Robert Price, Assistant Planner

Subject: **Arthur Dean King of DL King Associates, Inc. (applicant/owner)** — Review for acceptance and consideration of Final Approval for a home occupation permit for an engineering office and storage of machinery in a proposed new garage/office area. The parcel is located at 43 Bates Road in the R (Residential) District. Tax Map 3A, Lot 008.

Background

Map 3A/Lot 008 is located at 43 Bates Road. The property is located in the R-2 (Residential) District, is approximately 5 acres in size and contains an existing single-family residence. The surrounding area is made up of single family homes and forested land. The property is serviced by municipal water (MVD) and on-site septic. The applicant intends to establish an engineering office at the property in a proposed garage/office area.

The application includes the following details:

- There will be 1 resident and 3 non-resident employees*
- No sign is proposed
- Machinery will be stored on site, but will be housed in the proposed garage area
- Hours of operation: Monday – Friday, 7:00 a.m. – 3:30 p.m.

*At the February 24, 2016 ZBA meeting, the applicant was granted a variance under Section 2.02.1.A.2(a) of the Zoning Ordinance to permit a home occupation with more than one employee not residing at the premises whereas only one employee not residing as the premises is allowed.

The proposed garage will be 2,310 total square feet. Office work will take place in a 1,000 square foot area. The remainder is dedicated to machinery storage/garage space.

Recommendation

Based on the information available to date, **staff recommends that the Board grant final approval of the home occupation, with any conditions the Board deems appropriate following the public hearing.**

Cc: Planning Board File
Correspondence

Ec: Arthur Dean King (owner)
Loren Martin & Tracy Doherty, Assessing Department
Building Department Staff
John Manuele, Merrimack Fire Department
Ron Miner, Merrimack Village District

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